| Map | Block | Lot | CARD | | Total Card / Total Parcel |
|---|---|---|---|---|---|
| 162.0 | 0001 | 0014.0 | 1 of 1 | Residential | APPRAISED: 769,400 / 769,400 |
| | | | | ARLINGTON | USE VALUE: 769,400 / 769,400 |
| | | | | | ASSESSED: 769,400 / 769,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 194 | | PARK AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SPEROS ANTHONY T & DESPINA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 194 PARK AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,290 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2044 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7290.000 | 341,200 | 3,500 | 424,700 | 769,400 |
| Total Card | 0.167 | 341,200 | 3,500 | 424,700 | 769,400 |
| Total Parcel | 0.167 | 341,200 | 3,500 | 424,700 | 769,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.49 | /Parcel: 376.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 107896
GIS Ref:
GIS Ref:
Insp Date: 06/07/18

## PREVIOUS ASSESSMENT

Parcel ID: 162.0-0001-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 341,100 | 3500 | 7,290. | 424,700 | 769,300 | 769,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 268,200 | 3500 | 7,290. | 424,700 | 696,400 | 696,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 268,200 | 3500 | 7,290. | 376,200 | 647,900 | 647,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 268,200 | 3500 | 7,290. | 315,500 | 587,200 | 587,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 268,200 | 3500 | 7,290. | 315,500 | 587,200 | 587,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 261,500 | 3500 | 7,290. | 273,000 | 538,000 | 538,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 261,500 | 3500 | 7,290. | 263,900 | 528,900 | 528,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 261,500 | 3500 | 7,290. | 251,200 | 516,200 | 516,200 | | 12/13/2012 |

!12635!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:42:26 |

## LAST REV

| Date | Time |
|---|---|
| 06/25/18 | 14:58:44 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12635

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 13497-742 | | 7/1/1978 | | 52,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 107896 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/27/2004 | 111 | Addition | 42,755 | | | G6 | GR FY06 | 12X18 FAMRM/8X8 EN |
| 5/12/2000 | 337 | Re-Roof | 6,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/7/2018 | MEAS&NOTICE | CC | Chris C |
| 12/24/2008 | Measured | 372 | PATRIOT |
| 2/14/2005 | Fieldrev-Chg | BR | B Rossignol |
| 2/10/2005 | Permit Visit | BR | B Rossignol |
| 12/16/1999 | Mailer Sent | | |
| 12/2/1999 | Measured | 263 | PATRIOT |
| 1/1/1992 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7290 | | Sq. Ft. | Site | | 0 | 70. | 0.83 | 8 | | | Med. Tr | -5 | | | | | 424,735 | | | | | | 424,700 | |

Total AC/HA: 0.16736 | Total SF/SM: 7290 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 424,735 | Spl Credit | Total: 424,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | PEACH | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1916 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.16379917 |
| Const Adj.: | 1.01484895 |
| Adj $ / SQ: | 147.635 |
| Other Features: | 75000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 463636 |
| Depreciation: | 122400 |
| Depreciated Total: | 341236 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2004 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

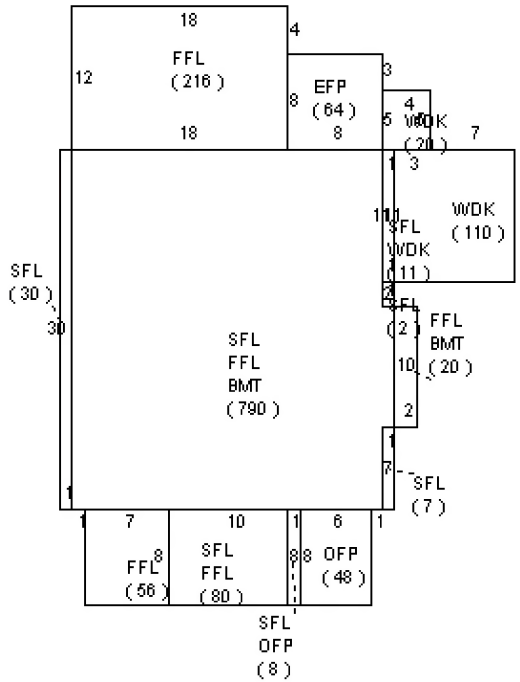
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 4 | |
| Totals | | | |
| 1 | 10 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 162.40 |
| Special Features: | 0 | Val/Su Net: | 109.53 |
| Final Total: | 341200 | Val/Su SzAd | 166.96 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,162 | 147.640 | 171,552 |
| SFL | Second Floor | 882 | 147.640 | 130,155 |
| BMT | Basement | 810 | 44.290 | 35,875 |
| WDK | Deck | 141 | 13.290 | 1,873 |
| EFP | Enclos Porch | 64 | 70.800 | 4,531 |
| OFP | Open Porch | 56 | 44.650 | 2,501 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,115 | | | Total: | 346,487 |
| Size Ad | 2043.6 | Gross Are | 3161 | FinArea | 2044 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 162.0-0001-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X20 | A | AV | 1916 | 26.36 | T | 40 | 101 | | | 3,500 | | | 3,500 |

| More: | N | Total Yard Items: | 3,500 | Total Special Featues: | | Total: | 3,500 |
|---|---|---|---|---|---|---|---|